162.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,233,500 / 1,233,500
					USE VALUE:	1,233,500 / 1,233,500
					ASSESSED:	1,233,500 / 1,233,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HESSE CARA A/ TRUSTEE
Owner 2:	CARA A HESSE 2017 FAMILY TRUST
Owner 3:	
Street 1:	85 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HESSE CARA A -
Owner 2:	-
Street 1:	85 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,597 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 2498 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11597.000	691,400	4,600	537,500	1,233,500
Total Card	0.266	691,400	4,600	537,500	1,233,500
Total Parcel	0.266	691,400	4,600	537,500	1,233,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.89 | /Parcel: 493.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 108001
GIS Ref:
GIS Ref:
Insp Date: 07/31/18

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	391,600	4600	11,597.	537,500	933,700	933,700	Year End Roll	12/18/2019
2019	101	FV	296,500	4600	11,597.	537,500	838,600	838,600	Year End Roll	1/3/2019
2018	101	FV	295,900	4600	11,597.	476,100	776,600	776,600	Year End Roll	12/20/2017
2017	101	FV	295,900	4600	11,597.	399,300	699,800	699,800	Year End Roll	1/3/2017
2016	101	FV	295,900	4600	11,597.	399,300	699,800	699,800	Year End	1/4/2016
2015	906	FV	288,600	4600	11,597.	345,600	638,800	638,800	Year End Roll	12/11/2014
2014	906	FV	288,600	4600	11,597.	334,000	627,200	627,200	Year End Roll	12/16/2013
2013	906	FV	288,600	4600	11,597.	317,900	611,100	611,100		12/13/2012

!12646!

PRINT

Date	Time
12/11/20	02:43:02

LAST REV

Date	Time
08/05/20	09:03:40

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12646

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HESSE CARA A,	75146-185	1	7/17/2020	Convenience	99	No	No		
MCARTHUR JAMES	73701-105	1	11/22/2019	Family	1	No	No		
TRINITY BAPTIST	64162-440		8/29/2014		718,500	No	No		
CLARK ROY T & H	7709-6		2/26/1951	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2018	898	Heat App	26,000	C				HVAC syst above ga
11/16/2017	1537	Addition	567,000	O				
6/7/2017	656	Alterati	35,000	O				
4/24/2017	463	Siding	15,000	O				
3/21/2017	297	Demo gar	5,000					DEMO GARAGE
12/22/2016	1564	Add Att	1,150	O				
12/14/2016	1536	Heat App	14,000	O				
11/7/2016	1364	Re-Roof	14,500	C				
10/28/2014	1439	Redo Kit	39,000					Take wall down bet
1/17/2001	23	Redo Kit	7,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2020	Permit Visit	DGM	D Mann
7/31/2018	Inspected	CC	Chris C
6/1/2018	MEAS&NOTICE	BS	Barbara S
12/6/1999	Meas/Inspect	263	PATRIOT
3/1/1983		LO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11597		Sq. Ft.	Site		0	70.	0.66	8									537,535						537,500	

Total AC/HA:	0.26623	Total SF/SM:	11597	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	537,535	Spl Credit		Total:	537,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1940	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07042038
Const Adj.:	1.04989493
Adj $ / SQ:	140.479
Other Features:	95876
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698382
Depreciation:	6984
Depreciated Total:	691398

COMMENTS

1940.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

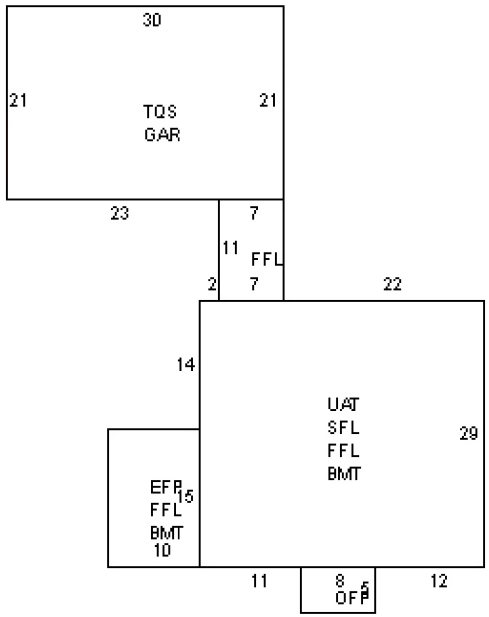
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.84
Special Features:	0	Val/Su Net:	150.60
Final Total:	691400	Val/Su SzAd	276.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,126	140.480	158,179
BMT	Basement	1,049	42.140	44,209
SFL	Second Floor	899	140.480	126,290
GAR	Garage	630	19.910	12,546
TQS	3/4 Story	473	140.480	66,376
UAT	Upper Attic	225	56.190	12,629
EFP	Enclos Porch	150	47.640	7,146
OFP	Open Porch	40	46.200	1,848
	Net Sketched Area:	4,591	Total:	429,223
Size Ad	2497.5	Gross Are	5423	FinArea 2498

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

162.0-0002-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X20	A	AV	1940	22.35	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600